

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18755 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (6-0-1/se vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18751) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Coordinate with the City Engineer's Office at 229-6272 regarding appropriate public improvements adjacent this site.
6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on 0.30 acres at 501 and 505 East McWilliams Avenue. The proposed rezoning will allow for the establishment of a public park on the subject parcels, which will be developed in conjunction with the Neon Museum facilities. A related Site Development Plan Review application (SDR-18751) will be considered concurrently with this request.

The proposed request is recommended for approval, as it is consistent with the goals of the Las Vegas 2020 Master Plan, the Redevelopment Plan, the Downtown North Land Use plan, and the requirements of the C-V (Civic) zoning district.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| | The Planning Commission recommended approval of companion item SDR-18751 concurrently with this application. |
| 01/25/07 | The Planning Commission voted 6-0-1/se to recommend APPROVAL (PC Agenda Item #11/ff). |
| <i>Related Building Permits/Business Licenses</i> | |
| 07/06/05 | A permit was issued to demolish the duplex structure on the site at 501 E. McWilliams. |
| 04/12/06 | A permit was issued to demolish the existing residential structure on the site at 505 E. McWilliams. |
| <i>Pre-Application Meeting</i> | |
| 11/29/06 | A pre-application conference was conducted with the applicants; issues were discussed relative to the coordination of the development plans between the Neon Museum site and the public park site, and it was noted that any wall structures in the right-of-way would require an encroachment permit from Public Works. |
| <i>Neighborhood Meeting</i> | |
| N/A | A neighborhood meeting was not held, nor was it required. |

| <i>Details of Application Request</i> | |
|--|------|
| <i>Site Area</i> | |
| Net Acres | 0.30 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|---|------------------------|--------------------------|
| Subject Property | Undeveloped | PF (Public Facilities) | C-1 (Limited Commercial) |
| North | Parking Lot (Cashman Center) | PF (Public Facilities) | C-V (Civic) |
| South | Museum (Neon Boneyard Museum) | PF (Public Facilities) | C-V (Civic) |
| East | Museum (Neon Boneyard Museum) | PF (Public Facilities) | C-V (Civic) |
| West | Cultural Facility (Reed Whipple Center) | PF (Public Facilities) | C-V (Civic) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| Redevelopment Plan Area | X | | Y |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | | |
| A-O (Airport Overlay) District | Y | | Y |
| Las Vegas Boulevard Scenic Byway Overlay District | Y | | Y |
| Trails | Y | | N |
| Rural Preservation Overlay District | | N | N/A |
| Development Impact Notification Assessment | | N | N/A |
| Project of Regional Significance | | N | N/A |

DEVELOPMENT STANDARDS

Title 19.06.020

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|-----------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | N/A | 0.30 acres | N/A |
| Min. Lot Width | N/A | 100 feet | N/A |

*There are no minimum lot size or lot width requirements necessary to rezone to C-V (Civic).

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Allowed</i> |
|--------------------------|--------------------------|----------------------|
| C-1 (Limited Commercial) | N/A | N/A |
| <i>Proposed Zoning</i> | <i>Permitted Density</i> | <i>Units Allowed</i> |
| C-V (Civic) | N/A | N/A |
| <i>General Plan</i> | <i>Permitted Density</i> | <i>Units Allowed</i> |
| P-F (Public Facilities) | N/A | N/A |

ANALYSIS

The proposed rezoning will change the zoning designation of the parcels at 501 and 505 East McWilliams from C-1 (Limited Commercial) to C-V (Civic). The rezoning is to allow the properties to be developed by the City of Las Vegas as a public park, utilizing funds generated by the Southern Nevada Public Lands Management Act (SNPLMA) for the development of parks, trails and natural areas. The park will be a passive facility, and will include a shade structure, pathways, benches, and exhibits and restored signage from the abutting Neon Museum. A public parking lot will be developed in conjunction with the park; the site plan for the park and the Neon Museum facilities are the subject of the associated Site Development Plan Review application (SDR-18751).

The subject site is located within the boundaries of the Redevelopment Plan Area, and the proposed park use is consistent with the plan. In addition, the site is located within the Downtown North Land Use Plan area, and the proposed rezoning is consistent with the future land uses identified in the plan. The Downtown North plan document also cites the need for parks and recreation facilities in the area, and identifies the goal to “locate and develop a pocket park or community garden within the neighborhood.” The site will be subject to the respective standards of the Scenic Byway Overlay District and the Airport Overlay District. A trail facility is currently designated for the Las Vegas Boulevard frontage of the property, but will be relocated to the other side of the boulevard upon the approval of a General Plan Amendment (GPA-18403).

The proposed rezoning is consistent with the purpose and intent of the C-V (Civic) zoning district regulations. There are no minimum dimensional standards that need to be met in order to rezone the site to C-V (Civic). The public park use is consistent with the uses allowed in the district; development standards for C-V (Civic) zoned properties are determined in connection with the approval of a Site Development Review application, which has been submitted in conjunction with this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

- 1. “The proposal conforms to the General Plan.”**

The proposed rezoning is consistent with the General Plan land use designation for the site, which is PF (Public Facilities). In addition, the proposed use achieves one of the goals of the Parks Element of the Las Vegas 2020 Master Plan, by providing a park facility within the established urban area, which helps to increase the amount of park space per capita.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The proposed public park use will be consistent with the museum and cultural facilities that are in the immediate vicinity of the subject site.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

With the proposed increase of residents in the downtown area, the park will serve a growing urban population.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The subject site abuts Las Vegas Boulevard, which is designated as a 100-Foot Primary Arterial by the Master Plan of Streets and Highways. The roadway has adequate capacity to serve the proposed use.

PLANNING COMMISSION ACTION

The appropriate zoning is C-V. Staff recommends that zoning be approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 10

SENATE DISTRICT 5

NOTICES MAILED 149 by Planning Department

APPROVALS 0

PROTESTS 0